

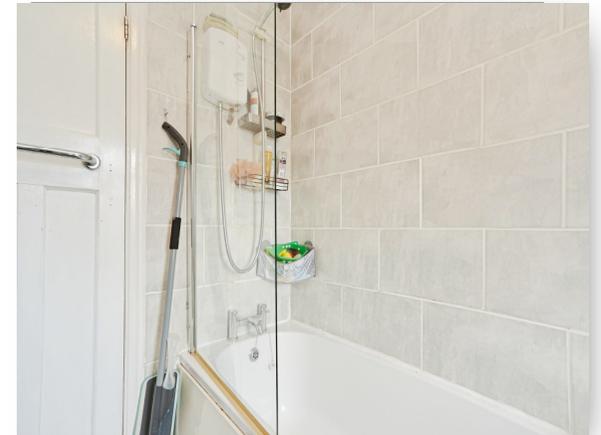


Park View Avenue, Leeds LS4 2LH

welcome to

Park View Avenue, Leeds

This well presented mid-terraced house offers a perfect blend of modern living and practical design, ideal for families, professionals, or those seeking a stylish yet comfortable home.



Entrance Hall

Carpeted, Radiator

Lounge

11' 8" max x 13' 4" max (3.56m max x 4.06m max)

Carpeted, Radiator, window to the front, L Shape lounge, spacious and modern

Dining Room

6' 5" max x 12' 4" max (1.96m max x 3.76m max)

Open plan space, laminate floor

Kitchen

11' 9" max x 7' 10" max (3.58m max x 2.39m max)

Spacious kitchen with sleek gloss laminate units and durable laminate flooring. Features include a one and a half bowl sink, freestanding appliances, and classic metro tile splashback. Two rear windows and a door to the back garden fill the room with natural light. Wall-mounted boiler and practical layout complete the space.

Landing

Carpeted stairs, modern railings and spindells

Bedroom 1

15' 2" max x 8' 10" max (4.62m max x 2.69m max)

Double bedroom - space for a king size bed , Carpeted, spacious, window to the front, free standing furniture

Bedroom 2

10' 6" into alcove x 9' into alcove (3.20m into alcove x 2.74m into alcove)

Single bed, would fit a double bed, carpeted, radiator, window to the back, space for free standing furniture

Bedroom 3

7' 8" max x 5' 8" max (2.34m max x 1.73m max)

Small single room, can fit a small single or use as an office space, radiator, window to the front, carpeted

Bathroom

Stylish bathroom featuring black and white tiled

flooring and high-gloss marble-effect wall tiles. Includes a bath with shower over, pedestal sink, toilet, and radiator. A rear-facing window provides natural light and ventilation.

Loft Space

Has electrics and a light and is used for storage

Garden

Front Garden - Paved driveway that can fit 2x cars

Rear Garden - Concrete at the front, grass to the back, shed, fenced and brick wall to the back

Parking

Drive & On Street Parking



view this property online williamhbrown.co.uk/Property/HEA109020



welcome to

Park View Avenue, Leeds

- Guide Price £210,000 - £220,000
- Modern 3 Bedroom Midterraced Property
- Good Travel Links To Leeds City Centre
- Front & Rear Garden
-

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109020



Property Ref:
HEA109020 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West
Yorkshire, LS6 2UE



williamhbrown.co.uk